

Phone: (512) 474-7377 Fax: (512) 474-4923

March 12, 2009

# Late Backup

#43 to 44B

City Council  
301 W. 2<sup>nd</sup> Street  
Austin, Texas 78701

**RE: 3301 Kings Lane Reconsideration Request**

Dear Council Members;

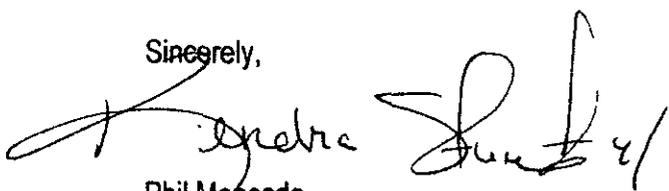
My client and I are requesting a reconsideration of his case due to a lack of accurate information being provided to this Commission by City of Austin staff and neighborhood representative. My client's exhibit of his proposed residence was never provided to you. (please see exhibit A ) The information associated with a wastewater easement and Mr. Robert Mace claim that it was going down the middle of my client's lot is inaccurate. (please see exhibit B)

In addition, the property owner's directly behind this lot have structures that are clearly in the setback. But yet they want to impose additional setbacks on my client's lot that exceed what table provides.

In closing, I am still unsure about the Board of Adjustments variance process that Mr. Greg Guersney stated, " We could not do rear setbacks." or does council establish both with C.O.?

Please allow me to present this case to you with material I provided but, was not given to you for your review.

Sincerely,



Phil Mancada

Cc: file  
Cc: COA

1 2 3 4



REFER TO: SURVEY MAP OF THE WESTERLY FIFTY (50) FEET OF LOT 4, BLOCK 2, OF SMITH'S ADDITION, AN ADDITION IN TRAVIS COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THERE OF RECORD IN BOOK NUM. 1 PAGE 6A OF TH PLAT RECORDS OF TRAVIS COUNTY TEXAS

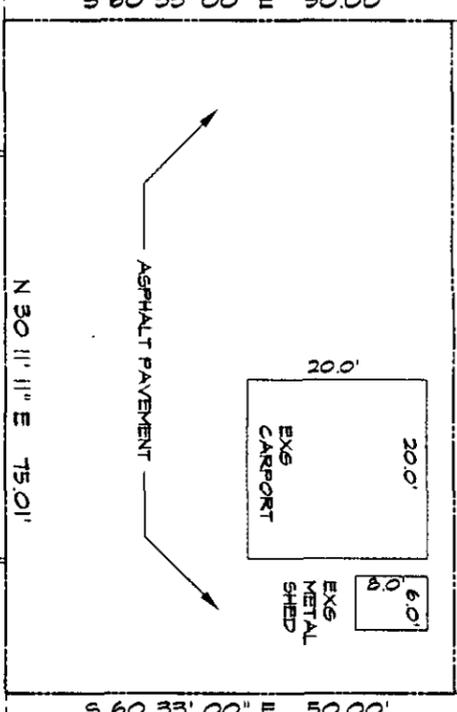
LOT 2

LOT 4  
BLOCK 2

SMITH'S ADDITION  
BOOK NUM. 1  
PAGE 6A

LOT SIZE: 3,750.0 SF  
ACTUAL IMPERVIOUS COVER: 100.0%

S 60° 33' 00" E 50.00'



S 60° 33' 00" E 50.00'

N 30° 11' 11" E 75.01'

LOT 3

KING'S LANE

EXISTING CONDITIONS PLAN

SCALE: 1:20

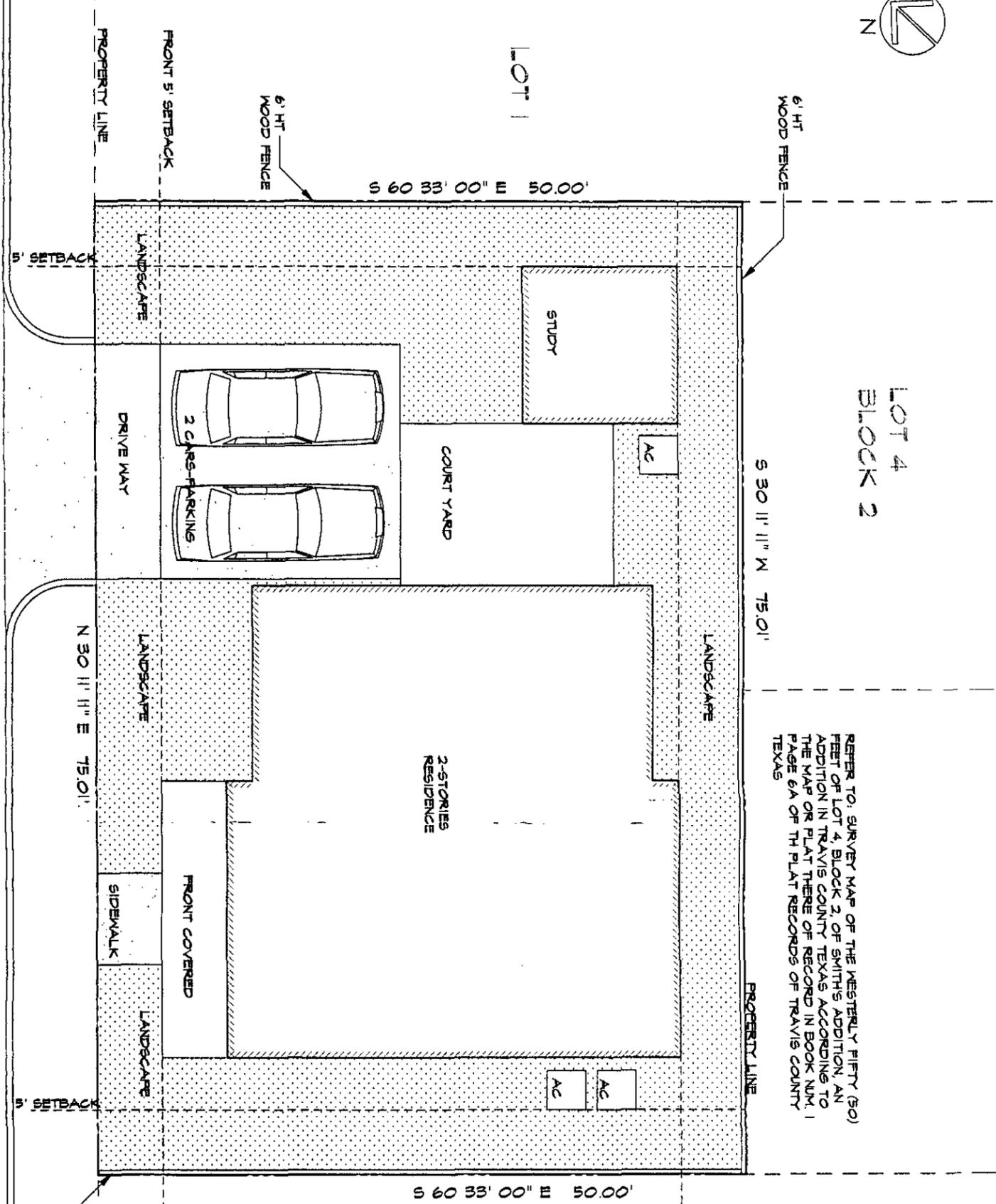
10/15/2006 5:05 PM

EXISTING CONDITION PLAN  
AS-BUILT OVERALL DIMENSION

REVISIONS:	BY:
DRAWN: EMB	
FILE: 201610.dwg	
DATE: 10/15/2006	
SCALE: 1:20	
JOB NO.: 2803	
SHEET	
<b>C-1.0</b>	
1 OF 2 SHEETS	

DAVID HEAPS  
EXISTING SITE CONDITION  
3301 KING'S LANE  
AUSTIN TEXAS

**A.E.C., INC.**  
ENVIRONMENTAL CONSULTING, PERMIT SUPPORT  
& SITE ASSESSMENT  
1301 S IH 35 SUITE 204 AUSTIN, TEXAS 78741  
PH: 512.474.7377 FAX: 512.474.4923



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**PROJECT DATA**

<b>AREA BREAKDOWN:</b>	LOT 3	LOT 4
FRONT COVERED AREA:	10750 SF	20625 SF
COURT YARD:	20625 SF	121750 SF
RESIDENCE FIRST LEVEL AREA:	14400 SF	4280 SF
STUDY:	950 SF	270 SF
PARKING/DRIVE WAY:	216025 SF	216025 SF
AC PAD:	5750.0 SF	248750 SF
AC PAD:	20625 SF	121750 SF
GROSS FOOT PRINT AREA:	216025 SF	216025 SF
LOT SIZE:	5750.0 SF	248750 SF
ALLOWED INTERVIOUS COVER 65%:	3737.5 SF	161687.5 SF
TOTAL INTERVIOUS COVER 57.6%:	216025 SF	121750 SF
DIFFERENCE:	27125 SF	27125 SF
AC AREA:	156150 SF	458.5 SF
FIRST LEVEL:	156150 SF	458.5 SF
SECOND LEVEL:	950 SF	25000.0 SF
TOTAL AC AREA:	156150 SF	25000.0 SF
LANDSCAPE AREA 42.4%:	66200 SF	158475 SF

**PROPOSED PLAN**

SCALE: 1/4" = 1'-0"

KING'S LANE

**A.E.C., INC.**

ENVIRONMENTAL CONSULTING, PERMIT SUPPORT & SITE ASSESSMENT

1301 S IH 35 SUITE 204 AUSTIN, TEXAS 78741  
 PH: 512.474.7377 FAX: 512.474.4923

DAVID HEAPS  
 PROPOSED SITE  
 3301 KING'S LANE  
 AUSTIN TEXAS

REVISIONS: BY:

DRAWN: ENB

FILE: 2019C20.000

DATE: 10/18/2005

SCALE: 1/4" = 1'-0"

JOB NO.: 2805

SHEET

C-2.0  
 1 OF 2 SHEETS

PROPOSED SITE IMPROVEMENTS:  
 SETBACKS AND BREAKDOWN AREAS